



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

General Plan Update Frequently Asked Questions (FAQs)

(1) What is the General Plan Update?

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing future growth and land use development patterns for the unincorporated areas of the County. The General Plan Update will replace the current General Plan, including the land use map, the circulation map, and regional elements.

(2) Why update the General Plan?

The current General Plan dates back to the 1970s, and during the intervening years much has changed within the region. The General Plan Update will provide a general plan that more accurately reflects regional growth, resource protection regulations, state law, local ordinances, and provide a guide for future land use patterns based on population forecasts.

(3) When will the General Plan Update be complete?

The Board of Supervisors previously endorsed guiding objectives for the General Plan Update and the draft land use and circulation maps. The County is now completing the draft General Plan documents which includes background reports, policy documents, and implementation plans, and plans to begin preparing the Environmental Impact Report (EIR) in 2008 once those draft documents are complete. The County is in the process of contracting with a consultant to complete the draft General Plan documents and EIR as quickly as possible. Once the EIR is complete, the General Plan Update and EIR will proceed to the decision-makers for adoption and certification which is projected for the Fall of 2010.

(4) Where can I find information about the General Plan Update maps and the draft land use designations? Are these maps available for purchase?

Zoning counter staff can provide information about the draft General Plan Update Land Use Designations (not future zoning) for the two Land Use alternatives that have been endorsed by the Board (the Referral Map and Draft Land Use Map). The General Plan Update website also contains mapping information (click on the "Publications & Maps" link). Maps are available for review and/or purchase at the Project Processing Information Counter at a cost of \$30 per map. You may also purchase these maps through the SanGIS (San Diego Geographic Information Source) website: www.sangis.org. Additional land use alternatives that are developed for the General Plan will also be made available through these means once they are finalized.

(5) What affect could the General Plan Update have on my property?

Many of the current General Plan land use designation names and descriptions changed but their density may have remained unchanged. However, the General Plan Update does include some proposed modifications. If changes in the land use designation are proposed for your property, this change may also require a change in the zoning designation in order to be consistent with the new land use designation.

A summary description of the proposed land use designations is located on the General Plan Update website:

<http://www.sdcountry.ca.gov/dplu/docs/framework.pdf>

(6) Is there a difference between the General Plan and the Zoning Ordinance?

Yes. A general plan sets forth long-term policies that guide future development. The Zoning Ordinance implements general plan policies via detailed, parcel specific development regulations for particular areas or "zones". Although the purpose and intent of zoning is different from the general plan, State law requires that zoning be consistent with maps and policies in the general plan.

(7) Will my current zoning change after the General Plan Update is adopted? What will be my minimum parcel (lot) size in the future?

Following adoption of the General Plan Update, it may be necessary to change the zoning (including minimum lot size) of certain properties to ensure consistency with the General Plan. However, County staff is not able to provide future zoning information at this time.

(8) Does the public receive notification about public hearings for the General Plan Update, or other related public meetings?

Yes. All public hearings and notices, including the Notice of Preparation for EIRs are placed in local community and regional newspapers. In addition, you can request to be added to the General Plan Update mailing list for public hearing/meeting notices via mail or e-mail. Lastly, all public meetings, workshops, and environmental documents are posted on the General Plan

Update website (click on the "What's New" link). To be added to the General Plan Update mailing list, please fill out the form available on the General Plan Update website (click on the "Contact Us" link).

(9) What land use changes were proposed for the General Plan Update? Have these changes been adopted by the Board of Supervisors?

There are currently two maps illustrating the land use distribution that the Board of Supervisors have endorsed. In addition to the Draft Land Use Map (originally endorsed August 2006 and modified in May 2007), the Board of Supervisors directed staff to consider a number of Referrals, which are shown on a Referrals Map (August 2006). The land use changes for both maps will be evaluated as a part of the General Plan Update EIR. To view the endorsed maps online, click on the "Publications & Maps" link on the General Plan Update website.

How will these maps be presented in the EIR? In order to comply with the California Environmental Quality Act (CEQA), a single proposed project must be identified for the EIR. Therefore, only one map will be identified as the "proposed project" and the other will be considered as an alternative. It is anticipated that the Referrals Map will become the "proposed project" for the EIR, however, this must be determined once other alternatives are identified and the EIR preparation has begun.

What is the Hybrid Map? Additional alternatives will need to be evaluated in the EIR. Staff has referred to the creation of a "hybrid map" to serve as another alternative that may be considered. The hybrid map will be an outgrowth of the two endorsed maps (thus the name) and then refined through environmental analysis. It will be made available for review during public review of the Draft EIR. Staff anticipates that at least one other alternative will also be created for evaluation in the EIR.

(10) What effect will the adoption of the General Plan Update have on a subdivision?

Privately owned land located within the unincorporated County will be subject to the requirements of the General Plan Update upon final adoption by the Board of Supervisors. The only exception is "pipelined projects" (refer to question #12), which will continue to be subject to existing regulations after adoption of the Update. Prior to the adoption of the General Plan Update, all projects will continue to be subject to the existing general plan and to other existing land use regulations.

After the General Plan Update is adopted, all subdivisions will be subject to the provisions of the new General Plan (as updated) unless a project has received Tentative Parcel Map/Tentative Map approval prior to adoption of the General Plan Update or the project is considered to be pipelined. Therefore, after the General Plan Update is adopted, in order for a Tentative Parcel Map or Tentative

Map to be issued for a project that is not pipelined, the project must be consistent with the new General Plan. Adoption of the General Plan Update will not affect approval or recordation of a Final Parcel Map or Final Map.

(11) Will the County accept a subdivision map application filed in accordance with the current General Plan?

Yes. Current regulations require that subdivision maps (major or minor subdivisions) be filed in accordance with the current general plan. Applications will continue to be accepted until the General Plan Update is adopted by the Board of Supervisors. However, if the tentative map is not approved prior to approval of the General Plan Update, it will be subject to the new General Plan. Therefore, there is risk associated with the processing of any map at this time, and especially if that map does not comply with the General Plan Update land use maps. *Note:* This does not apply to subdivision projects that have received “pipeline” project status (refer to question #12).

DPLU will not accept subdivision map applications based on the Board Endorsed Land Use Maps or any alternatives until the final General Plan Update map is adopted.

(12) What is a “pipeline project”?

On August 6, 2003, the Board of Supervisors approved a “Pipeline Policy” (available at the Zoning Counter and the General Plan Update website). The Pipeline Policy permits subdivision projects whose applications were deemed complete on or before August 6, 2003 to have pipelined status. Only projects with pipelined status will be reviewed against *existing land use regulations* after adoption of the General Plan Update. After the General Plan Update is adopted, subdivision maps that were not in the pipeline will be subject to the General Plan Update.

(13) How can I obtain additional information about the subdivision process under the existing General Plan?

If you have general questions (not project specific) about the subdivision process visit or call the Zoning Counter at (858) 565-5981, or Toll Free at (888) 267-8770. If you need project level assistance on a proposed subdivision project that has not yet been submitted, you can schedule an optional Minor Pre-application meeting for a minor subdivision. Major subdivisions require a mandatory Pre-application meeting with County staff prior to submittal of a formal application. Pre-Application Meeting Request Forms and directions are available at the Zoning Counter and the DPLU website:
www.sdcounty.ca.gov/dplu/docs/ZC033.pdf.

Information about the regulatory permit processing guidelines and related statutes is located on the DPLU website: www.sdcounty.ca.gov/dplu (click on the "Process Guidance Index" link under Permit Process Guidance / Regulations).

(14) What happens if my lot does not meet the minimum density recommended on the General Plan Update maps and I want to build a house?

An existing legal lot does not need to meet General Plan density requirements in order to obtain a building permit. However, lot size requirements are just one factor in lot development. Additional requirements, such as sewage disposal, site constraints, access, emergency service availability, building and environmental approvals may limit your ability to develop your lot.

(15) How can I obtain other information about the General Plan Update not previously addressed?

If you are unable to find the information you want on the General Plan Update website, call the General Plan Update hotline at (619) 615-8289 or e-mail gpupdate.DPLU@sdcounty.ca.gov. Please include your name and phone number (or e-mail address). Parcel specific information will require that you provide your current Tax Assessor's Parcel Number(s) which can be found on your property tax bill, or by contacting the Tax Assessor at (619) 236-3771.

Contact Information:

DPLU Main Office: 5201 Ruffin Road, Suite B, San Diego, CA 92123

Zoning Counter: (858) 565-5981, or Toll Free at (888) 267-8770

DPLU Website: www.sdcounty.ca.gov/dplu

GPUUpdate Website: www.sdcounty.ca.gov/dplu (click on the "General Plan Update" link), or
www.sdcounty.ca.gov/dplu/gpupdate/index.html

GPUUpdate Hotline: (619) 615-8289

GPUUpdate Email: gpupdate.DPLU@sdcounty.ca.gov